

331 Warragul-Lardner Rd, Warragul South, VIC 3821

\$3,450,000 - \$3,795,000

Acreage 4 1/4 | 2 1/2



Waverley Hill – A Landmark 54.68 acre Established Farming Pr

Perched right on the edge of the Warragul township, this exceptional 54.68 acre farming property presents a rare opportunity to secure a premium rural holding with convenience, income and future land banking potential. Boasting two sealed road frontages and bordering the current Warragul PSP residential zone on the south-eastern boundary, the property offers both immediate lifestyle appeal and long-term upside.

Open for Inspection

By Appointment.

Privately set back from the road behind security gates and accessed via a picturesque 450m tree-lined driveway, the residence sits in an elevated position surrounded by native gardens and expansive lawns. Capturing breathtaking views of Mt Baw Baw and Mt Worth the house is perfectly orientated to maximise energy efficiency and privacy.

Built in 2014 by Green Design Homes, this expansive 45-square residence showcases thoughtful architectural design, including a striking roofline, abundant natural light through north-facing double-glazed windows and Hebel power panels for year-round comfort.

At the heart of the home, a light-filled open plan living zone features soaring cathedral ceilings, floor-to-ceiling windows framing spectacular mountain vistas and a feature glass fronted fire for cozy winter nights. The designer kitchen is both functional and elegant, complete with island, gas cooking hobs, custom cabinetry with stone benchtops and a generous butler's pantry.

The spacious master suite offers a peaceful retreat with stunning views of Mt Worth and is complemented by a large walk-in robe and a luxurious ensuite featuring twin vanities, stone finishes, a walk-in shower and underfloor heating.

A central living/TV room, warmed by the dual-sided fire, creates a cosy family hub with a dedicated study (or 5th BR) providing the ideal work-from-home setup.

The children's zone includes three generously sized bedrooms (all with robes and views), another family living area overlooking the ranges, abundant storage and a beautifully appointed main bathroom, specifically designed for busy families.

The practical layout continues with a well-designed laundry and adjoining boot room - perfect for life on the farm, pets and an easy undercover transition from the outdoors.

Outdoor entertaining is a highlight, with a stunning north facing eco deck perfectly positioned to soak in the panoramic views of the Baw Baw Ranges. An oversized

Listed By

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